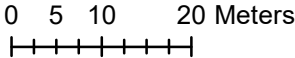


LOCATION MAP

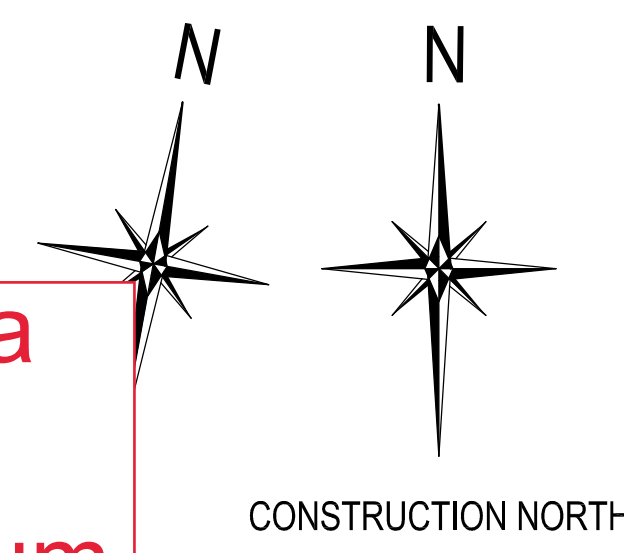


SUBJECT LAND



DEVELOPMENT PLAN

Attachment 2
(A15-23) 63 Franklin Beach Rd
Page 1 of 1



Section 6.1 i): To permit a maximum lot coverage of 45.5%; whereas a maximum lot coverage of 35% is permitted.

Section 5.28 b): To permit a minimum of 2 parking spaces for a single detached dwelling; whereas a minimum of 3 parking spaces are required for a single detached dwelling.

Section 6.1 c): To permit a minimum front yard setback of 3.4 metres; whereas a minimum front yard setback of 6 metres is required.

Section 6.1 f): To permit a minimum interior side yard of 0.88 metres; whereas a minimum interior side yard setback of 1.2 metres is required.

Section 6.1 e): To permit a minimum rear yard setback of 3 metres; whereas a minimum rear yard of 7 metres is required.

A-01 E-P SITE PLAN SURVEY
PART OF LOT 27 - PLAN 188
TOWN OF GEORGINA

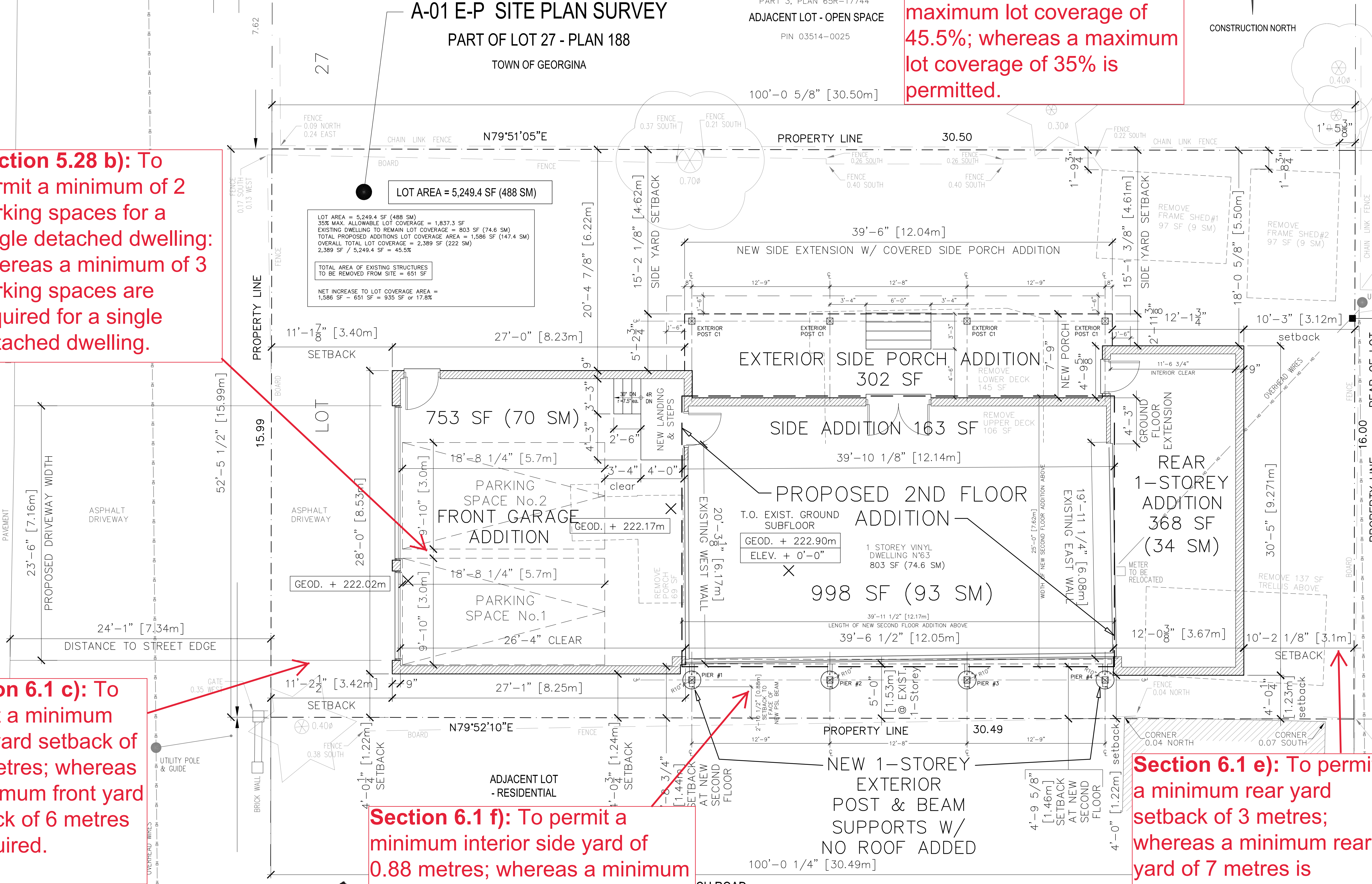
PART 3, PLAN 65R-17744
ADJACENT LOT - OPEN SPACE
PIN 03514-0025

LOT AREA = 5,249.4 SF (488 SM)

LOT AREA = 5,249.4 SF (488 SM)
35% MAX. ALLOWABLE LOT COVERAGE = 1,837.3 SF
EXISTING DWELLING TO REMAIN LOT COVERAGE = 803 SF (74.6 SM)
TOTAL PROPOSED ADDITIONS LOT COVERAGE AREA = 1,586 SF (147.4 SM)
OVERALL TOTAL LOT COVERAGE = 2,389 SF (222 SM)
2,389 SF / 5,249.4 SF = 45.5%

TOTAL AREA OF EXISTING STRUCTURES TO BE REMOVED FROM SITE = 651 SF

NET INCREASE TO LOT COVERAGE AREA = 1,586 SF - 651 SF = 935 SF or 17.8%



sdg desi
CUSTOM HOMES & ADDI
416.909.445

CH ROAD
EET 24" X 36" SCALE 1:50 (1/4" = 1'-0")
-RESENT OCT. 31, 2023

ROAD

BEACH

KNOWN AS FRANKLIN

SIMCOE STREET BY REGISTERED PLAN 188, ASSUMED BY BY-LAW 315 (G), PIN 03514-0024

SITE PHOTOS

63 Franklin Beach Road
Facing East



63 Franklin Beach Road
Facing North East



63 Franklin Beach Road
Facing East



63 Franklin Beach Road
Facing East



63 Franklin Beach Road
Facing South



Consolidated Comments for A15-23 - 63 Franklin Beach Road

| Department/Agency | Date Received | Response |
|---|-------------------|---|
| Building Division | | |
| Building/Plumbing Inspector | | |
| Building/Zoning Examiners | | |
| Clerks Division | | |
| Community Services | | |
| Development Engineering | November 14, 2023 | <p>The Development Engineering Division has no objection to Minor Variance Application No. A15-23, subject to the following condition(s) being fulfilled to the Engineering Development Division's satisfaction:</p> <p>1. The applicant/owner shall provide a detailed lot grading and drainage plan including existing and proposed entrance prepared by a Professional Engineer or Ontario Land Surveyor skilled and competent in such works and all in accordance with the requirements of Part 4 of By-law 2022-0038 (REG-1), as amended. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.</p> <p>- A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.</p> |
| Economic Development | November 10, 2023 | No Comments |
| Georgina Fire Department | | |
| Municipal Law | November 10, 2023 | No Comments |
| Operations & Infrastructure | November 10, 2023 | Existing patio on Town ROW to be removed |
| Policy Planning | | |
| Tax & Revenue | November 10, 2023 | No Comments |
| Bell Canada | | |
| Bell Canada | | |
| Canada Post Corporation (CPC) | | |
| Chippewas of Georgina | | |
| C.N. Business Development & Real Estate | | |
| Enbridge Gas | | |
| Hydro One | | |
| Lake Simcoe Region Conservation Authority (LSRCA) | November 10, 2023 | No comments |
| Ministry of the Environment | | |
| Ministry of Health and Long-term Care | | |
| Ministry of Municipal Affairs & Housing | | |
| Ministry of Transportation | | |
| Monavenir Catholic School Board | | |
| MPAC | | |
| Ontario Power Generation | | |
| Rogers | November 10, 2023 | No Comments |
| Southlake Regional Health Centre | | |
| York Catholic District School Board | | |
| York Region - Community Planning & Development Services | | |
| York Region District School Board | | |
| York Regional Police | | |